

# SAN ANTONIO PLANNING COMMISSION AGENDA



**June 23, 2004**  
2:00 P.M.



Heriberto Herrera – Chairperson  
Susan M. Wright – Vice Chairperson  
Mitch E. Meyer – Chairperson Pro Tem  
Murray H. Van Eman  
Robert Hanley  
James Darryl Byrd  
Cecilia Garcia  
Amelia Hartman

Work session, 1:30 P.M., Tobin Room, DBS Center

- Briefing on agenda items; any of the attached items may be discussed (Development Services)

1. 2:00 P.M.– Call to Order, Board Room, DBS Center

2. Roll Call

3. **PUBLIC HEARINGS:**

## **REPLATS:**

			Council District	Ferguson Map Grid
A.	030506	<b>Miguel Silva</b> (At the corner of Kearney and Dillon Roads)	OCL	678 C-5
B.	040113	<b>Tex – Maier/Expressway</b> (At the southeast corner of Milling Road and Factory Hill Drive)	2	618 C-1
C.	040117	<b>Braun Oaks, U-8</b> (At the northeast corner of Braun and Tezel Roads)	7	547 B-5
D.	040254	<b>Nueces – Holliday Maverick</b> (At the corner of Austin Highway and Exeter Street)	2	583 E-4

## **CONSENT AGENDA**

### **PUBLIC HEARINGS FOR ITEMS 4 – 7 HELD ABOVE:**

4.	030506	<b>Miguel Silva</b> (At the corner of Kearney and Dillon Roads)	OCL	678 C-5
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THE DEVELOPMENT AND BUSINESS SERVICES CENTER, LOCATED AT 1901 SOUTH ALAMO STREET, IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING SPACES ARE LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING 207-7245 VOICE/TDD.

- |    |               |   |          |                |
|----|---------------|---|----------|----------------|
| 5. | <b>040113</b> | <b>Tex – Maier/Expressway</b><br>(At the southeast corner of Milling Road and Factory Hill Drive) | <b>2</b> | <b>618 C-1</b> |
| 6. | <b>040117</b> | <b>Braun Oaks, U-8</b><br>(At the northeast corner of Braun and Tezel Roads)                      | <b>7</b> | <b>547 B-5</b> |
| 7. | <b>040254</b> | <b>Nueces – Holliday Maverick</b><br>(At the corner of Austin Highway and Exeter Street)          | <b>2</b> | <b>583 E-4</b> |

**PLATS:**

- |     |               |  |            |                |
|-----|---------------|--|------------|----------------|
| 8.  | <b>030144</b> | <b>Mainland Crossing</b><br>(On the east side of Olde Village Drive, approx. 439.13' to Mainland Drive)            | <b>7</b>   | <b>547 B-8</b> |
| 9.  | <b>030389</b> | <b>Villas of Westcreek, U-2 PUD</b><br>(On the west side of Grosenbacher Road and the north side of Potranco Road) | <b>OCL</b> | <b>611 D-4</b> |
| 10. | <b>030440</b> | <b>Torchia</b><br>(At the corner of Rice and Semlinger Roads)  | <b>2</b>   | <b>618 F-7</b> |
| 11. | <b>030503</b> | <b>Laurel Canyon, U-1</b><br>(On the northerly side of Braun Road, 2996' west of Leslie Road)                      | <b>8</b>   | <b>546 C-3</b> |
| 12. | <b>030567</b> | <b>Lookout Bluff</b><br>(On the southeast side of Nacogdoches Road, 432.96' to Falcon Crest Street)                | <b>10</b>  | <b>519 C-6</b> |
| 13. | <b>030572</b> | <b>ECISD Ward Middle School</b><br>(On the west side of Loop 410, approximately 1875' west of Southcross Blvd.)    | <b>3</b>   | <b>652 E-2</b> |
| 14. | <b>040047</b> | <b>Miller Ranch, U-1</b><br>(On the west side of Foster Road, 1019' south of Candle Meadow)                        | <b>OCL</b> | <b>619 C-1</b> |
| 15. | <b>040268</b> | <b>Woodlake Meadows, U-3</b><br>(At the corner of Woodlake Parkway and the Southern Pacific Railroad ROW)          | <b>2</b>   | <b>585 E-4</b> |

**PLAT DEFERRALS:**

- |     |               |  |            |                |
|-----|---------------|--|------------|----------------|
| 16. | <b>040093</b> | <b>Bruce Warren Williams</b><br>(On the southwest side of Jung Road, approx. 442' northwest of Briarcrest Drive) | <b>10</b>  | <b>518 C-7</b> |
| 17. | <b>040390</b> | <b>Berlanga</b><br>(On the west side of Rakowitz Road, north of US Highway 87)                                   | <b>OCL</b> | <b>655 C-4</b> |

**INDIVIDUAL CONSIDERATION****PLATS:**

- |     |               |   |            |                |
|-----|---------------|---|------------|----------------|
| 18. | <b>040061</b> | <b>Mountain Lodge, U-6A1 PUD (Variance)</b><br>(Extending Heavens Peak in Mountain Lodge U-3A westward) | <b>OCL</b> | <b>483 C-2</b> |
|-----|---------------|---|------------|----------------|

- |     |        |  |     |              |
|-----|--------|--|-----|--------------|
| 19. | 040230 | <b>Westover Market Place</b> (Variance)<br>(At the northwest corner of State Highway 151 and Loop 410, bounded on the north by the Slick Creek drainage channel) | 6   | 613 C-3, D-3 |
| 20. | 040206 | <b>Wildhorse, U-14</b><br>(Approx. 407' east of the intersection of Appaloosa Bay and Wildhorse Parkway)   | OCL | 546 B-5      |
| 21. | 040337 | <b>Kingsborough Village, U-1</b><br>(On the north side of Ashley Road, north of Walhalla Street)   | 3   | 382 D-2      |

**TIME EXTENSIONS:**

- |            |               |   |          |                |
|------------|---------------|---|----------|----------------|
| <b>22.</b> | <b>00-001</b> | <b>The Renaissance – Tuscany</b> (Time extension)<br>(Near the corner of Modavi and Via Vineda) | <b>9</b> | <b>515 F-1</b> |
|------------|---------------|---|----------|----------------|

**SPECIAL REQUESTS/APPEALS:**

23. **FPV-04-004 Michelle G. Martinez** (Flood plain permit variance) **7 580 D-6**  
(On the north side of Oak Knoll Drive, west of East Horseshoe Bend Drive)

**OTHER ITEMS:**

24. Consideration and approval of a resolution to terminate temporary utility service and revoke building permits granted under a deferral of the Villages at Huebner subdivision plat, number 040044, as approved by the San Antonio Planning Commission on December 10, 2003 and extended on May 26, 2004 (Development Services)
25. Consideration and approval of revised Storm Water Management Plan requirements for Master Development Plans (MDP's) and Planned Unit Development (PUD) Plan submittals as referenced in the San Antonio Unified Development Code, Appendix B, §B-119, Table B-1, line 24 (Public Works Department)
26. Briefing on proposed amendments to the San Antonio Major Thoroughfare Plan located within the Far Westside Corridor and Greater North-Central section of the Geographic Planning Area (Planning Department)
27. Citizens to be heard
28. Approval of the minutes for the June 9, 2004 public meeting
29. Director's report
30. Questions and discussion
31. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
32. **ADJOURNMENT**

**PLANNING COMMISSION**  
**PUBLIC HEARING & CONSIDERATION OF PLAT**  
**AGENDA ITEM NO: 4 June 23, 2004**

MIGUEL SILVA  
**SUBDIVISION NAME**

**MAJOR PLAT**

030506  
**PLAT #**

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 678 C-5

**OWNER:** Joe Davis

**ENGINEER:** Wilkie Surveying, by Jerry Wilkie

**CASE MANAGER:** Luz M. Gonzales, Planner II

**Date filed with Planning Commission:** June 7, 2004

**Location:** At the corner of Kearney Road and Dillon Road

**Services Available:** Bexar Metropolitan and Septic Tanks

**Zoning:** Outside San Antonio City Limits

**Proposed Use:** Residential

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**APPLICANT'S PROPOSAL:**

To plat **4** single family lots consisting of **12.84** acres.

**DISCUSSION:**

The Planning Commission approved a plat deferral for this site on 12-10-03.

**STAFF RECOMMENDATION:**

Approval.

**PLANNING COMMISSION**  
**PUBLIC HEARING AND CONSIDERATION OF REPLAT**  
**AGENDA ITEM NO: 5 June 23, 2004**

TEX – MAIER / EXPRESSWAY  
**SUBDIVISION NAME**

MINOR PLAT

040113  
**PLAT #**

**COUNCIL DISTRICT: 2**

**FERGUSON MAP GRID: 618 C-1**

**OWNER:** Tex – Maier Development, L.L.P., by Cindy Crews

**ENGINEER:** Macin, Bose, Copeland and Associates, Inc., by Robert Liesman

**CASE MANAGER:** David Stallworth, Planner II

**Date filed with Planning Commission:** June 7, 2004

**Location:** At the southeast corner of Milling Road and Factory Hill Drive.

**Services Available:** SAWS water and sewer

**Zoning:** I-2, Industrial

**Proposed Use:** Commercial

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**APPLICANT'S PROPOSAL:**

To replat **three (3) non**-single-family lots consisting of **3.0617** acres from **one (1)** previously platted lot

**DISCUSSION:**

Zoning: Offices not associated with warehouse operations and most non-industrial land uses are not allowed in the I-2 zone.

**STAFF RECOMMENDATION:**

Approval

**PLANNING COMMISSION**  
**PUBLIC HEARING AND CONSIDERATION OF REPLAT**  
**AND SUBDIVISION**

AGENDA ITEM NO:   6   June 23, 2004

BRAUN OAKS, U-8  
**SUBDIVISION NAME**

**MAJOR PLAT**

040117  
**PLAT #**

**COUNCIL DISTRICT: 7**

**FERGUSON MAP GRID: 547 B-5**

**OWNER:** Northwest Development Joint Venture, by Jerry Smith

**ENGINEER:** Fisher Engineering Company, by Neil Fisher

**CASE MANAGER:** David Stallworth, Planner II

**Date filed with Planning Commission:** May 24, 2004

**Location:** At the northeast corner of Braun and Tezel Roads

**Services Available:** SAWS water and sewer

**Zoning:** R-5, Residential Single-family District

**Plat is in accordance with:**

POADP/MDP #49, Tres Cinco, approved on 5/14/85

**Proposed Use:** Single-family residential

**Major Thoroughfare:** Tezel Road, Braun Road; Type- A secondary, 86' min. ROW

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**APPLICANT'S PROPOSAL:**

To plat **fifty-six (56)** single-family lots and **2,308** linear feet of public street consisting of **16.18** acres

**STAFF RECOMMENDATION:**

Approval

**PLANNING COMMISSION**  
**PUBLIC HEARING & CONSIDERATION OF REPLAT**  
**AGENDA ITEM NO: 7 June 23, 2004**

NUECES-HOLLIDAY MAVERICK  
**SUBDIVISION NAME**

MINOR PLAT

040254  
**PLAT #**

**COUNCIL DISTRICT: 2**

**FERGUSON MAP GRID: 583 E-4**

**OWNER:** Holliday Interests, Inc., by Stephen R. Dutton

**ENGINEER:** Macina, Bose, Copeland & Assoc., Inc., by Robert A. Copeland, Jr.

**CASE MANAGER:** Luz M. Gonzales, Planner II

**Date filed with Planning Commission:** June 7, 2004

**Location:** At the corner of Austin Hwy and Exeter St.

**Services Available:** SAWS Water and Sewer

**Zoning:** C-3 Commercial District

**Proposed Use:** Commercial

**Major Thoroughfare:** Austin Hwy. is a primary arterial, Type A, minimum R.O.W. 120 feet.

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**APPLICANT'S PROPOSAL:**

To plat **2** non-single family lots consisting of **1.96** acres.

**STAFF RECOMMENDATION:**

Approval.

**PLANNING COMMISSION  
SUBDIVISION PLAT**

**AGENDA ITEM NO: 8 June 23, 2004**

MAINLAND CROSSING  
**SUBDIVISION NAME**

**MAJOR PLAT**

030144  
**PLAT #**

**COUNCIL DISTRICT: 7**

**FERGUSON MAP GRID: 547 B-8**

**OWNER:** F. C. Properties One, LTD., by Rick Sheldon

**ENGINEER:** M. W. Cude Engineers, LLC., by Michael W. Cude

**CASE MANAGER:** Roland Trevino, Planner II

**Date filed with Planning Commission:** June 7, 2004

**Location:** On the east side of Olde Village Drive, approximately 439.13' to Mainland Drive

**Services Available:** SAWS Water and Sewer

**Zoning:** R-6 Residential Single-Family District

**Plat is in accordance with:**

POADP # 54, Oakridge Village was approved on 03/11/85

**Proposed Use:** Residential

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**APPLICANT'S PROPOSAL:**

To plat **51** single family lots with **2261** linear feet of public streets consisting of **16.90** acres

**STAFF RECOMMENDATION:**

Approval



**PLANNING COMMISSION  
SUBDIVISION PLAT**

**AGENDA ITEM NO: 9 June 23, 2004**

**VILLAS OF WESTCREEK U-2 PUD**

**030389**

**SUBDIVISION NAME**

**MAJOR PLAT**

**PLAT #**

**COUNCIL DISTRICT: OCL**

**FERGUSON MAP GRID: 611 D-4**

**OWNER:** Centex Real Estate Corp. by Rick Pierce

**ENGINEER:** M. W. Cude Engineers by Michael W. Cude

**CASE MANAGER:** J. Jay, Planner II

**Date filed with Planning Commission:** June 8, 2004

**Location:** On the west side of Grosenbacher Rd. and the north side of Potranco Rd.

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio city limits.

**Plat is in accordance with:**

POADP/MDP 753, The Villas of Westcreek, approved 6-9-03

P.U.D. # 04-001, The Villas of Westcreek, approved 2-11-04

**Proposed Use:** Single Family Residence

**Major Thoroughfare:** Grosenbacher s a secondary arterial, Type A, minimum R.O.W. 86 feet.

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**APPLICANT'S PROPOSAL:**

To plat **93** single family lots with **2517** linear feet of public streets consisting of **12.470** acres.

**DISCUSSION:**

It is noted that the portion of Grosenbacher adjacent to this development was dedicated to Bexar County by instrument and is currently under construction.

**STAFF RECOMMENDATION:**

Approval.

**PLANNING COMMISSION**

**REPLAT**

**AGENDA ITEM NO: 10 June 23, 2004**

TORCHIA

MINOR PLAT

030440

**SUBDIVISION NAME**

**PLAT #**

**COUNCIL DISTRICT: 2**

**FERGUSON MAP GRID: 618 F-7**

**OWNER:** Rose M. Torchia

**ENGINEER:** Fisher Engineering, by Arnold Martinez, Jr.

**CASE MANAGER:** Luz M. Gonzales, Planner II

**Date filed with Planning Commission:** June 9, 2004

**Location:** At the corner of Rice Road and Semlinger Road.

**Services Available:** SAWS Water and Sewer

**Zoning:** R-5 Residential Single Family District

**Proposed Use:** Residential

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**APPLICANT'S PROPOSAL:**

To plat 2 single family lots consisting of **0.867** acres.

**DISCUSSION:**

The Planning Commission held a public hearing on the proposed replatting of this property on June 9, 2004. No written opposition was submitted.

**STAFF RECOMMENDATION:**

Approval.

**PLANNING COMMISSION  
SUBDIVISION PLAT**

**AGENDA ITEM NO: 11 June 23, 2004**

LAUREL CANYON UNIT 1  
**SUBDIVISION NAME**

**MAJOR PLAT**

030503  
**PLAT #**

**COUNCIL DISTRICT: 8**

**FERGUSON MAP GRID: 546 C-3**

**OWNER:** Armadillo Construction by Arthur Zuniga

**ENGINEER:** M. W. Cude Engineers by Michael W. Cude

**CASE MANAGER:** J. Jay, Planner II

**Date filed with Planning Commission:** June 8, 2004

**Location:** On the northerly side of Braun Rd., 2996' west of Leslie Rd.

**Services Available:** SAWS Water and Sewer

**Zoning:** R-4 Single Family Residence District

**Plat is in accordance with:**

POADP/MDP 761, Laurel Canyon, approved 9-9-03

**Proposed Use:** Single Family Residential

**Major Thoroughfare:** Braun Rd. is a secondary arterial, Type A, minimum R.O.W. 86 feet.

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**APPLICANT'S PROPOSAL:**

To plat **144** single family lots, **3** non-single family lots, **6444** linear feet of public streets all consisting of **39.547** acres.

**STAFF RECOMMENDATION:**

Approval.

**PLANNING COMMISSION  
SUBDIVISION PLAT**

**AGENDA ITEM NO: 12 June 23, 2004**

LOOKOUT BLUFF  
**SUBDIVISION NAME**

**MAJOR PLAT**

030567  
**PLAT #**

**COUNCIL DISTRICT: 10**

**FERGUSON MAP GRID: 519 C-6**

**OWNER:** F. C. Gardens, LTD., by Michael H. Gulley

**ENGINEER:** Macina, Bose, Copeland & Assoc., by Todd M. Putnam

**CASE MANAGER:** Roland Trevino, Planner II

**Date filed with Planning Commission:** June 2, 2004

**Location:** On the southeast side of Nacogdoches Road, 432.96' to Falcon Crest Street

**Services Available:** SAWS Water and Sewer

<b>Zoning:</b>	C-3 NA	Commercial District, Nonalcoholic Sales
	C-2 NA	Commercial, Nonalcoholic Sales District
	R-4	Residential Single-Family District

**Proposed Use:** Residential

**Major Thoroughfare:** Nacogdoches Road is a Secondary Arterial, Type A, minimum R.O.W. 86 feet

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**APPLICANT'S PROPOSAL:**

To plat **77** single family lots with **2,625** linear feet of public streets consisting of **12.407** acres

**DISCUSSION:**

There will not be any residential development on the project site within the C-3 NA and C-2 NA zoned areas.

**STAFF RECOMMENDATION:**

Approval

**PLANNING COMMISSION  
SUBDIVISION PLAT**

AGENDA ITEM NO: 13 June 23, 2004

ECISD WARD MIDDLE SCHOOL  
SUBDIVISION NAME

MAJOR PLAT

030572  
PLAT #

**COUNCIL DISTRICT: 3**

**FERGUSON MAP GRID: 652 E-2**

**OWNER:** East Central Independent School District, by Jerry C. Powell, Agent

**ENGINEER:** CDS/Muery Services, by Jerry C. Powell

**CASE MANAGER:** Luz M. Gonzales, Planner II

**Date filed with Planning Commission:** June 7, 2004

**Location:** On the west side of Loop 410, approx. 1,875' south of Southcross Blvd.

**Services Available:** SAWS Water and Sewer

**Zoning:** I-1 Light Industry District

**Proposed Use:** Middle School

**Major Thoroughfare:** **W.W. White Road** is a primary arterial, Type A, minimum R.O.W. 120 feet and Loop 410 is an expressway.

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**APPLICANT'S PROPOSAL:**

To plat **1 non-single** family lot consisting of **39.92** acres.

**STAFF RECOMMENDATION:**

Approval.

**PLANNING COMMISSION  
SUBDIVISION PLAT**

**AGENDA ITEM NO: 14 June 23, 2004**

MILLER RANCH U-1  
**SUBDIVISION NAME**

**MAJOR PLAT**

040047  
**PLAT #**

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 619 C-1

**OWNER:** OBRA Homes, by Marcus Moreno

**ENGINEER:** Denham Ramones Engineering by Paul W. Denham

**CASE MANAGER:** J. Jay, Planner II

**Date filed with Planning Commission:** May 28, 2004

**Location:** On the west side of Foster Rd., 1019' south of Candlemeadow.

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio city limits.

**Plat is in accordance with:**

POADP/MDP 768, Miller Ranch, approved 12-15-03.

**Proposed Use:** Single Family Residential

**Major Thoroughfare:** Foster Rd. is a secondary arterial, Type A, minimum R.O.W. 86 feet.

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**APPLICANT'S PROPOSAL:**

To plat **95** single family lots with **3755** linear feet of public streets consisting of **17.681** acres.

**STAFF RECOMMENDATION:**

Approval.



**PLANNING COMMISSION  
SUBDIVISION PLAT**

**AGENDA ITEM NO: 15 June 23, 2004**

WOODLAKE MEADOWS, UNIT 3  
**SUBDIVISION NAME**

**MAJOR PLAT**

040268  
**PLAT #**

**COUNCIL DISTRICT: 2**

**FERGUSON MAP GRID: 585 E-4**

**OWNER:** D.F.G.G. of Texas, LTD, by Bradford Galo

**ENGINEER:** W. F. Castella & Assoc., Inc., by David P. Beales

**CASE MANAGER:** Luz M. Gonzales, Planner II

**Date filed with Planning Commission:** June 10, 2004

**Location:** At the corner of Woodlake Parkway and Southern Pacific Railroad

**Services Available:** SAWS Water and San Antonio River Authority

**Zoning:** R-4 Residential Single Family District

**Plat is in accordance with:**

P.O.A.D.P./M. D. P. # 763, Woodlake Meadows, 11/17/03

**Proposed Use:** Residential

**Major Thoroughfare:** Woodlake Parkway is a secondary arterial, Type A, minimum R.O.W. 86 feet.

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**APPLICANT'S PROPOSAL:**

To plat 73 single family lots with 2,320 linear feet of public streets, all consisting of 17.578 acres.

**STAFF RECOMMENDATION:**

Approval.

**PLANNING COMMISSION  
PLAT DEFERRAL**

**AGENDA ITEM NO: 16 June 23, 2004**

**BRUCE WARREN WILLIAMS**  
**SUBDIVISION NAME:**

**MINOR PLAT**

**040093**  
**PLAT #:**

**COUNCIL DISTRICT: 10**

**FERGUSON MAP GRID: 518 C-7**

**OWNER:** Betty A. Williams

**SURVEYOR:** Terra – Metrics Surveying and Mapping, by Carson Balzrette

**CASE MANAGER:** David Stallworth, Planner II

**Location:** On the southwest side of Jung Road, +/- 442' northwest of Briarcrest Drive

**Zoning:** R-6S, Residential Single-family District under Special Use Permit

**Proposed use:** Montessori school

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**APPLICANT'S PROPOSAL:**

To plat **one (1) non**-single-family lot consisting of **3.294** acres

**DISCUSSION:**

Proposal: The current plat application is set to expire on November 18, 2005. The applicant is requesting temporary utility service in accordance with section 35-440 of the UDC to expand an existing private school facility before the start of the 2004 – 2005 school year.

Zoning: A zone change to R-6(S) to accommodate a private school and daycare was approved in 1997 (Z96009, C.C. Ordinance 86429).

**STAFF RECOMMENDATION:**

The Director of Development Services recommends approval of the plat deferral with the following conditions:

1. No permanent utility service or certificate of occupancy shall be issued until the plat is approved and recorded in the office of the County Clerk.
2. The plat is formally filed within 180 days of this action and considered by the Planning Commission within 30 days of a formal plat filing.
3. If no utility service or certificate of occupancy is issued within 180 days, plat filing fees will not be refunded and the plat deferral requests shall become null and void.

**PLANNING COMMISSION  
PLAT DEFERRAL**

**AGENDA ITEM NO: 17 June 23, 2004**

BERLANGA

**SUBDIVISION NAME:**

040390

**PLAT #:**

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 655 C-4

**OWNER:** Mary Berlanga

**ENGINEER:** Dye Enterprises, by David Dye

**CASE MANAGER:** Roland Trevino, Planner II

**Location:** On the west side of Rackowitz Road, north of U.S. Highway 87.

**Proposed use:** Single Family

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**APPLICANT'S PROPOSAL:**

To plat 1 single family lot consisting of 1.984 acres.

**APPLICANT'S REQUEST:**

The applicant is requesting temporary utility service and building permits prior to plat approval & recordation. The applicant states that any delay will postpone the construction of the family residential structure.

**STAFF RECOMMENDATION:**

The Director of Development Services recommends approval of the plat deferral with the following conditions:

1. No permanent utility service shall be issued until the plat is approved and recorded in the office of the County Clerk.
2. The plat is formally filed within 180 days of this action and considered by the Planning Commission within 30 days of a formal plat filing.
3. If no utility service is issued within 180 days, plat filing fees will not be refunded and the plat deferral requests shall become null and void.

**PLANNING COMMISSION  
SUBDIVISION PLAT**

**AGENDA ITEM NO: 18 June 23, 2004**

**MOUNTAIN LODGE U-6A1 PUD    MAJOR PLAT**  
**SUBDIVISION NAME**

**040061**  
**PLAT #**

**COUNCIL DISTRICT:    OCL**

**FERGUSON MAP GRID:    483 C-2**

**OWNER:**    Newmark Homes, L.P. by Jeff Buell

**ENGINEER:**    Pape Dawson Engineers by Gene Dawson, Jr.

**CASE MANAGER:**    J. Jay, Planner II

**Date filed with Planning Commission:**    June 8, 2004

**Location:**    Extending Heavens Peak in Mountain Lodge U-3A westward.

**Services Available:**    SAWS Water and Sewer

**Zoning:**    Outside San Antonio city limits

**Plat is in accordance with:**

POADP/MDP # 427I, Laredo Springs, approved 10-24-03

P.U.D. # 03-020, Mountain Lodge U&-5AII, 6A, 6B, approved 11-12-03.

**Proposed Use:**    Single Family Residential

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**APPLICANT'S PROPOSAL:**

To plat    **43**    single family lots with    **1975**    linear feet of private streets  
consisting of    **12.21**    acres.

**DISCUSSION:**

The Department of Development Services has cited Section 35-506(d)(1) of the UDC regarding K values on the southern end of Heavens Peak. The applicants engineer has submitted a request for variance to the requirement. The UDC requires a K value of 35. The applicant is proposing a K value of

30.32 which is supported by Development Services Department - Engineering Division as indicated in their attached report.

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Studies Office of San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site. This plat meets all of the requirements for development over the recharge zone.

**STAFF RECOMMENDATION:**

Staff has reviewed the proposed plat and found it in conformance with the Unified Development Code with exception to the above mentioned variance. With regards to the variance, staff does concur with the applicant's justification, therefore the Director of Development Services recommends approval of the variance and plat.

**PLANNING COMMISSION  
SUBDIVISION PLAT**

**AGENDA ITEM NO: 19 June 23, 2004**

**WESTOVER MARKET PLACE  
SUBDIVISION NAME**

**MAJOR PLAT**

**040230  
PLAT #**

**COUNCIL DISTRICT: 6**

**FERGUSON MAP GRID: 613 C-3 D-3**

**OWNER: DDR DB 151 Ventures LP, by L. Kevin Avondet**

**ENGINEER: Bury & Partners-SA, Inc., Mark Johnson**

**CASE MANAGER: Roland Trevino, Planner II**

**Date filed with Planning Commission: June 3, 2004**

**Location:** At the northwest corner of State Highway 151 and Loop 410  
bounded on the north by the Slick Creek Drainage Channel

**Services Available:** SAWS Water and Sewer

**Zoning:** C-3 Commercial District

**Plat is in accordance with:**

POADP/MDP #107A, Park 410 West was approved on 04/13/04

**Proposed Use:** Commercial

**Major Thoroughfare:** N.W. Loop 410 is a Highway

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**APPLICANT'S PROPOSAL:**

To plat **13 non-single** family lots with **570** linear feet of public streets  
consisting of **70.911** acres

**DISCUSSION:**

The Department of Development Services has cited: Section 35-515(h) of the UDC regarding Flag Lots. The development consists of 13 lots and is located at the northwest corner of State Highway 151 and Loop 410 bounded on the north by the Slick Creek Drainage Channel. The UDC requires that lots front public or private ROW with no more than 20% of the lots designed as irregular shaped flag lots. This development contains 4 flag lots thereby constituting 30% flag lots. This tract of land will be a commercial center with large retail tenants. The proposed development has an internal circulation system, providing common access serving various retail stores. This system provides sufficient traffic flow to Loop 410 and to SH 151 through three points of access, and has been approved by TxDOT. Development Services does not desire a public ROW road system built and maintained within a commercial shopping center. Since the flag lots will not adversely affect the safety of the public, the DSD-Streets & Drainage does not offer any objections to the approval of this variance. The applicants engineer has submitted a request for variance to the requirement.

Development Services Department has no objection to the granting of the variance as indicated in their attached report.

**STAFF RECOMMENDATION:**

Staff has reviewed the proposed plat and found it in conformance with the Unified Development Code with exception to the above-mentioned variance. With regards to the variance, staff does concur with the applicant's justification, therefore the Director of Development Services recommends approval of the variance and plat.



**PLANNING COMMISSION  
SUBDIVISION PLAT**

AGENDA ITEM NO: 20 June 23, 2004

WILDHORSE, UNIT 14  
SUBDIVISION NAME

MAJOR PLAT

040206  
PLAT #

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 546 B-5

**OWNER:** Continental Homes of Texas, by Timothy D. Pruski, Agent

**ENGINEER:** W. F. Castella & Assoc., by David P. Beales

**CASE MANAGER:** Luz M. Gonzales, Planner II

**Date filed with Planning Commission:** Pending

**Location:** Approximately 407' east of the intersection of Appaloosa Bay and Wildhorse Pkwy.

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is in accordance with:**

P.O.A.D.P./M. D. P. # 713, Wildhorse, 9/5/01

**Proposed Use:** Residential

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**APPLICANT'S PROPOSAL:**

To plat **115** single family lots, **1 non-single family lot** (park) with **4,780** linear feet of public streets, all consisting of **33.166** acres.

**STAFF RECOMMENDATION:**

Satff recommendation will be provided at the meeting.

**PLANNING COMMISSION  
SUBDIVISION**

**AGENDA ITEM NO: 21 June 23, 2004**

**KINGSBOROUGH VILLAGE, U-1**  
**SUBDIVISION NAME**

**MAJOR PLAT**

**040337**  
**PLAT #**

**COUNCIL DISTRICT: 3**

**FERGUSON MAP GRID: 682 D-2**

**OWNER:** Community Developers, L.P., by Allen Ghormley

**ENGINEER:** Brown Engineering Company, by Steven Brown

**CASE MANAGER:** David Stallworth, Planner II

**Date filed with Planning Commission:** Pending

**Location:** On the north side of Ashley Road, north of Walhalla Street

**Services Available:** Bexar Metropolitan water, SAWS sewer

**Zoning:** MF-33, Multi-family Residential

**Plat is in accordance with:** MDP is pending

**Proposed Use:** Single-family residential

**Major Thoroughfare:** Ashley Road; Type-B secondary, 70-86' minimum ROW

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**APPLICANT'S PROPOSAL:**

To plat **43** single-family lots, **3 non**-single-family lots and **1,937** linear feet of public street consisting of **12.445** acres

**DISCUSSION:**

As this project abuts the recently improved Six-Mile Creek and is therefore within a 100-year-flood plain that is currently under FEMA revision, there are outstanding issues regarding storm water management that remain. The applicant believes that these issues can be resolved before the June 23 public meeting.

**STAFF RECOMMENDATION:**

A recommendation shall be offered at the public meeting.

# PLANNING COMMISSION

## PUD TIME EXTENSION

AGENDA ITEM NO: 22 June 23, 2004

THE RENAISSANCE- TUSCANY  
SUBDIVISION NAME

00-001  
PLAN #

**COUNCIL DISTRICT:** 9

**FERGUSON MAP GRID:** 515, F1

**OWNER:** Morrison Homes by Mike Wittenburg

**Engineer:** Pape Dawson Enginners by Al Chua

**Special Projects Coordinator:** Michael O.Herrera

**Location:** Near the corner of Modavi and Via Vineda

**Zoning:** R-6, Residential Single- family District; PUD, Planned Unit Development; ERZD, Edwards Recharge Zone District.

**Plan is in accordance with:** POADP # 541 Fund, approved December 20,1996.

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### APPLICANT'S PROPOSAL:

Applicant is requesting a one (1) year time extension for the completion of required site improvements.

### DISCUSSION:

On May 12 the Planning Commission garranted a one year extension to three subdivision plats associated with this PUD plan, Tuscany II plat number # 970483, Renaissance Unit-4, plat number # 970486 and Renaissance Unit V, plat number 970488.

This PUD Plan is subject to the 1987 Unified Development Code, therefore The following section is cited:

**"Section 35-2110 Time limit**

*An Approved PUD plan shall remain valid for a period of three (3) years from the date of the last recorded plat or the date of planning commission approval if no plats are recorded. Time extensions for up to two (2) years may be granted by the planning commission if it finds that additional time is warranted. Failure to initiate development within the approved time period shall void the PUD plan and no building permits or utility connections shall be issued until a new or revised plan has been resubmitted and approved by the commission."*

The subject plan was approved on January 26, 2000 by the Planning Commission and expired on January 26, 2003.

The applicant regrets the oversight in the initial request for a time extension to include the PUD plan, therefore the request is only for a one-year extension to mirror the timeline granted to the subdivision plats.

**RECOMMENDATION:**

Staff recommends approval of the one-year extension.

**PLANNING COMMISSION**  
**FLOODPLAIN PERMIT VARIANCE REQUEST**  
**AGENDA ITEM NO: 23 June 23, 2004**

MICHELLE G. MARTINEZ  
**CASE NAME**

FPV 04-004  
**CASE #**

**COUNCIL DISTRICT: 7**  
**FERGUSON MAP GRID: 580 D-6**  
**OWNER:** Michelle G. Martinez  
**CASE MANAGER:** Luz M. Gonzales, Planner II

**Location:** On the north side of Oak Knoll Drive, west of E. Horseshoe Bend

**Proposed Use:** Single-family Residential

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**APPLICANT'S PROPOSAL:**

The applicant is seeking a flood plain permit variance in conjunction with a building permit for a proposed single-family residence.

**DISCUSSION:**

History: On May 26, 2004, the Public Works Department denied the applicant's request for a flood plain development permit (No. 04-560) because the subject property is currently within a FEMA-designated floodplain. The applicant has subsequently requested a variance to this provision.

**STAFF RECOMMENDATION:**

The Director of Development Services recommends approval of the request for the following reasons:

1. The Public Works Department has noted that the Zarzamora Creek tributary was improved to contain a 100-year flood event and that remapping of the new FEMA floodplain is currently in progress.
2. The subject area is now outside of the flood plain as a result of the improvements to the tributary.
3. The Public Works Department offers no objection to the variance.

Resolution No. \_\_\_\_\_

Authorizing the termination of electric service and  
revoking building permits pending plat approval and recording of  
Villages at Huebner Subdivision Plat No. 040044  
in connection with a previously approved deferral.

Whereas, the quality of development within the City of San Antonio and its extra-territorial jurisdiction is, in large measure, dependent upon the quality of the subdivision regulations and their effective administration and;

Whereas, the Planning Commission is empowered by the City Charter to prepare, adopt, and administer rules and regulations pertinent to Subdivision/Platting and;

Whereas, Section 35-434 of the Unified Development Code authorizes the Planning Commission to grant a deferral to allow the issuance of building permits and temporary utility service prior to plat approval and recording of four or fewer lots and;

Whereas, the Commission approved a deferral for the Villages at Huebner Subdivision, Plat # 040044 on December 10, 2003 and;

Whereas, the time which the platting requirement may be deferred shall normally not exceed 180 days from the date of approval and;

Whereas, the City of San Antonio has given the required 45 day advance notice to the applicant and consultant, Alan D. Lindskog, via certified mail, that the time in which to file the required plat would expire on June 10, 2004 and failure to comply could result in termination of service and revocation of building permits and;

Whereas, the applicant has filed an appeal to the termination of temporary utility service; revocation of the building permit or met the 180-day deferral condition, now therefore;

Where as, the Planning Commission granted a 2-week extension at their meeting of May 26, 2004 at which time the applicant's engineer was present and advised to the Planning Commission's recommendation.

Be it resolved by the Planning Commission to direct the staff to terminate temporary utility service and revoke building permit(s) pending plat approval and recording of such plat with the Bexar County Clerks office.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

Approved:

Attest:

\_\_\_\_\_  
Heriberto Herrera  
Chairman

\_\_\_\_\_  
Executive Secretary